FILED WEISS & JONES, L.L.P. 1 Philip E. Weiss, Esq. (No. 152523) 2007 OCT 17 PM 3: 57 1551 Shelter Island Drive San Diego, California 92106 MISSA HIS TIPS PROTICOUNT SOUNT SECURITION DISTRICT OF CALIFORNIA Telephone: (619) 225-8884 3 Facsimile: (619) 225-8801 LO_DEPUTY Attorney for Plaintiff 5 SHELTER ISLAND YACHTWAYS, LTD. a California Limited Partnership. 6 dba SHELTER ISLAND BOATYARD 7 8 9 UNITED STATES DISTRICT COURT 10 SOUTHERN DISTRICT OF CALIFORNIA 11 '07 CV 2015 DMS WMc 12 SHELTER ISLAND YACHTWAYS, LTD., a Case No. California Limited Partnership, dba SHELTÉR ISLAND BOATYARD, 13 IN ADMIRALTY Plaintiff. 14 VERIFIED COMPLAINT OF PLAINTIFF SHELTER ISLAND 15 \mathbf{v} . YACHTWAYS FOR VESSEL ARREST, INTERLOCUTORY SALE M/Y SUNDANCE, Official No. 521498, A AND FOR MONEY DAMAGES FOR: (1) TRESPASS, (2) FRAUD IN THE INDUCEMENT, (3) BREACH HATTARAS MOTORYACHT OF APPROXIMATELY 33 FEET IN LENGTH AND 12 FEET IN BEAM, AND ALL OF HER OF IMPLIED MARITIME ENGINES, TACKLE, ACCESSORIES, CONTRACT, (4) AND QUANTUM EQUIPMENT, FURNISHINGS AND **MERUIT** 19 APPURTENANCES, in rem. F.R.C.P. Supplemental Admiralty Defendant. Rules C and E. 20 21 46 U.S.C. Sections 30101-31343 22 Plaintiff alleges: 23 24 JURISDICTION This Court has subject matter jurisdiction pursuant to 28 U.S.C. § 1333(1), 28 25 26 U.S.C. § 1333 and the Commercial Instruments and Maritime Lien Act, embodied at 46 U.S.C. 27 sections 31301, et seq. This action is a maritime and admiralty claim within the provisions of 28 Rule 9(h) of the Federal Rules of Civil Procedure, and within the Supplemental Rules for Certain VERIFIED COMPLAINT FOR VESSEL ARREST, INTERLOCUTORY SALE AND FOR MONEY DAMAGES FOR Page -1-TRESPASS, FRAUD IN INDUCEMENT, BREACH OF IMPLIED MARITIME CONTRACT, QUANTUM MERUIT Case No. **

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Admiralty and Maritime Claims and of this Honorable Court. Plaintiff SHELTER ISLAND YACHTWAYS, LTD. (hereinafter "PLAINTIFF") brings this action on its own behalf and on behalf of all parties who were, are or may become interested in all or part of the property which is the subject of this litigation, as their interests may appear.

PARTIES

- 2. Plaintiff SHELTER ISLAND YACHTWAYS, LTD., a California Limited Partnership, dba SHELTER ISLAND BOATYARD ("PLAINTIFF") is and was at all times material herein a California Limited Partnership, duly organized and existing by virtue of law. PLAINTIFF operates a boatyard located on Shelter Island, San Diego, California. PLAINTIFF has provided wharfage services for the benefit of the DEFENDANT VESSEL after she was abandoned at its premises. Such services constitute "necessaries" for purposes of the Commercial Instruments and Maritime Lien Act (46 U.S.C. 31301, et seq.).
- 3. DEFENDANT VESSEL is a 1968 33-foot Hattaras motoryacht of 19 documented gross tons, with a beam of 12.3 feet, named and known as "M/Y SUNDANCE," and currently documented with the United States Coast Guard under Documentation No. 521498. She is now and will during the pendency of this action be within the waters of the Southern District of California, and hence within the admiralty jurisdiction of this Court.
- 4. This action is *in rem* only. The individual believed to own the DEFENDANT VESSEL, Wayne Oliver, has not been named as an *in personam* Defendant.

FIRST COUNT

(Trespass -- Against the In Rem Defendant)

- 5. PLAINTIFF refers to Paragraphs 1 through 4 of this Complaint and incorporates them as though fully set forth herein.
- 6. On September 17, 2007 the DEFENDANT VESSEL was, without PLAINTIFF's advance notice or permission, abandoned at PLAINTIFF's boatyard. Both the DEFENDANT VESSEL and the individual believed to be her owner, Wayne Oliver, were, prior to this incident, unknown and strangers to PLAINTIFF.
 - 7. PLAINTIFF contacted Mr. Oliver, who claimed a tenant at its boatyard had been

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hired to effect work on the DEFENDANT VESSEL's transom. However, PLAINTIFF contacted this tenant and was informed that not only was the tenant not retained to work on the transom, the tenant specifically instructed Mr. Oliver that he was not to bring the DEFENDANT VESSEL to PLAINTIFF's boatyard.

- 8. Soon after discovering the DEFENDANT VESSEL abandoned at its boatyard, PLAINTIFF contacted its attorney, Philip E. Weiss, and informed him of the situation and requested his assistance in resolving the problem.
- 9. On September 25, 2007 Mr. Weiss mailed a letter to Mr. Oliver, addressed to the address reflected on U.S. Coast Guard records for the DEFENDANT VESSEL's owner, Mr. Oliver. A true and correct copy of this letter is attached as Exhibit A to the Declaration of Philip E. Weiss, submitted concurrently herewith. This letter made demand that the DEFENDANT VESSEL be immediately removed from PLAINTIFF's boatyard and advised Mr. Oliver that lay day charges, calculated at the boatyard's usual rates, would be imposed until the DEFENDANT VESSEL was removed, and that PLAINTIFF would seek the arrest of the trespassing DEFENDANT VESSEL if she was not removed within five days. This letter also urged Mr. Oliver to retain the services of an experienced maritime lawyer if he refused to remove his vessel or had doubts as to PLAINTIFF's right to seek the arrest of the offending vessel.
- Having received no response to his letter, PLAINTIFF's attorney contacted Mr. Oliver by telephone on October 4, 2007 to discuss the situation. At that time Mr. Oliver indicated he would in fact remove the DEFENDANT VESSEL the following week. During this conversation Mr. Oliver was informed that lay day fees were continuing to accrue at the rate of \$66.00 per day (calculated at the usual rate of \$2.00 per foot of boat length per day). He agreed he would pay the lay day charges, and also would reimburse PLAINTIFF for the attorneys' fees it incurred in connection with the instant matter. At this time Mr. Oliver indicated he would remove the vessel no later than the following Wednesday, October 10, 2007 and that he would pay the lay day charges and attorneys' fees on that date. In the interest of resolving the matter informally and avoiding an unnecessary use of the Court's valuable and limited resources, PLAINTIFF agreed to hold legal action in abeyance, to permit Mr. Oliver an opportunity to

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perform on his promise. He did not.

- 11. On October 10, 2007, the date by which Mr. Oliver was to have moved his vessel and paid all sums agreed due, he had neither removed the DEFENDANT VESSEL nor contacted PLAINTIFF or its attorney to explain why he had not done so, or paid the sums agreed due. Accordingly, PLAINTIFF's attorney again called Mr. Oliver, to inquire as to his intentions. Mr. Oliver advised he had been unable to move the vessel because his car "broke down" in Oregon, where he apparently now resides. Asked why he did not then fly down to resolve the problem (which was growing larger by at least \$66.00 per day), Mr. Oliver indicated he did not have the time to fly down because he had to go to a Veteran's Hospital. He did not explain how he would have had time to drive to San Diego from Oregon without interfering with his hospital appointment, but did not have the time to fly to San Diego. Mr. Oliver advised he was "working on getting the money" necessary to satisfy PLAINTIFF's claim. When asked, Mr. Oliver admitted he had not made arrangements for the accommodation of the DEFENDANT VESSEL once he removed it from PLAINTIFF's boatyard. When asked how long Mr. Oliver anticipated it would be before he would obtain the funds necessary to resolve this matter (pay lay day fees, remove his vessel and pay, as agreed, attorneys' fees), he could not or would not provide any estimate. PLAINTIFF's counsel then informed Mr. Oliver that the DEFENDANT VESSEL was continuing to interfere with boatyard operations and that if she was not removed immediately PLAINTIFF would be left with no option but to seek the assistance of the Court. Mr. Oliver reiterated he "can't say when [he] will get the money" necessary to satisfy PLAINTIFF's claim and remove his boat.
- 12. Despite repeated demands by PLAINTIFF that the owner of the DEFENDANT VESSEL move her, the owner has failed to do so, and hence she continues to occupy space at PLAINTIFF's private boatyard, without permission, authority or legal justification.
- 13. The DEFENDANT VESSEL has intruded onto and continues to intrude onto PLAINTIFF's premises, thereby invading and interfering with PLAINTIFF's interest in the use, profits and enjoyment of its boatyard.
 - By reason of the foregoing, PLAINTIFF has been damaged in an amount according

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to proof, but in any event in a sum, as of the date of this Verified Complaint, of not less than \$1,800.00, plus prejudgment interest, plus attorneys' fees and costs of suit, no part of which has been paid by the DEFENDANT VESSEL, her owner or any one else.

SECOND COUNT

(Fraud In Inducement-- Against the In Rem Defendant)

- 15. PLAINTIFF refers to Paragraphs 1 through 4, 6 through 14 inclusive, of this Complaint and incorporates them as though fully set forth herein.
- 16. By locating herself at PLAINTIFF's boatyard the DEFENDANT VESSEL, herself and by and through her actual or ostensible owner, represented by necessary implication that she was there for a proper purpose, that she would pay lay day and other usual boatyard charges, that she would not remain in the absence of permission to do so, and that she would otherwise act in good faith.
- 17. In permitting the DEFENDANT VESSEL to remain for a period after she was moved to PLAINTIFF's premises, PLAINTIFF justifiably and detrimentally relied on such representations by necessary implication, and also the specific representations of the DEFENDANT VESSEL's owner that the DEFENDANT VESSEL would be removed by a date certain and that PLAINTIFF's claims would at that time be fully satisfied (including attorneys' fees), which representations PLAINTIFF did not know, and could not have reasonably known were false.
- 18. In making such false representations the DEFENDANT VESSEL and her actual or apparent owner intended to induce PLAINTIFF to rely on such false representations, to the end of acquiring and holding a mooring space for occupancy by the DEFENDANT VESSEL in PLAINTIFF's marina indefinitely, without payment.
- 19. Had PLAINTIFF been aware of the falsity of such representations, it would not have held legal action in abeyance and would immediately have instituted a vessel arrest action.
- 20. By reason of the foregoing, PLAINTIFF has been damaged in an amount according to proof, but in any event in a sum of not less than \$1,800.00, plus prejudgment interest, plus attorneys' fees and costs of suit, no part of which has been paid by the

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therefor.

THIRD COUNT

DEFENDANT VESSEL, her owner or any one else, despite repeated oral and written demands

(Breach of Maritime Contract for Necessaries -- Against the In Rem Defendant)

- 21. PLAINTIFF refers to Paragraphs 1 through 4, 6 through 14, and 16 through 20 inclusive of this Complaint, and incorporates them as though fully set forth herein.
- 22. Although being *forced* to do so as a result of the abandonment of the DEFENDANT VESSEL at its boatyard, PLAINTIFF has provided wharfage services and other maritime "necessaries" for the benefit of the DEFENDANT VESSEL, as defined by the Commercial Instruments and Maritime Lien Act (46 U.S.C. section 31301, *et seq*), and the DEFENDANT VESSEL has accepted these services. Accordingly, a contract implied by the circumstances exists, pursuant to which the DEFENDANT VESSEL is obligated to pay for the "necessaries" provided by PLAINTIFF.
- 23. PLAINTIFF repeated request that the owner of the DEFENDANT VESSEL move her and pay accrued lay day charges and, as agreed attorneys' fees incurred in connection with this matter. Notwithstanding these requests, the DEFENDANT VESSEL, by and through her actual or ostensible owner, has failed and refused, and continues to fail and refuse, to vacate PLAINTIFF's boatyard, pay lay day charges and to reimburse PLAINTIFF for the attorneys' fees it incurred.
- 24. Lay day fees have accrued since the DEFENDANT VESSEL was abandoned at PLAINTIFF's boatyard on September 17, 2007 at the rate of \$66.00 per day (i.e., \$2.00 per foot of boat length per day). Accordingly, the account for the DEFENDANT VESSEL stands in arrears, as of October 17, 2007 in the amount of \$1,800.00. Lay day charges are continuing to accrue at the rate of \$66.00 per day.
- 25. PLAINTIFF has fully satisfied all obligations required of it as the owner of a boatyard at which a vessel is abandoned. It is not required to provide custodial or other services for the benefit of an abandoned vessel.

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26. Des	spite PLAINTIFF'S repeated requests that the DEFENDANT VESSEL, by and
through her actua	al or ostensible owner, remove the DEFENDANT VESSEL from PLAINTIFF's
boatyard and pay	all accrued lay day charges, as well as agreed attorneys' fees, the
DEFENDANT.V	ESSEL has failed and refused to do so, and, accordingly, a maritime lien in
favor of PLAINT	TIFF now encumbers the DEFENDANT VESSEL.

27. As a consequence of the foregoing, PLAINTIFF has been damaged, through the date of this Verified Complaint, in a sum of not less than \$1,800.00, plus prejudgment interest, plus costs of suit (including attorneys' fees), no part of which has been paid by the DEFENDANT VESSEL, her owner or any other person.

FOURTH COUNT

(Quantum Meruit-- Against the In Rem Defendant)

- 28. PLAINTIFF refers to Paragraphs 1 through 4, 6 through 14, 16 through 20, and 22 through 27 inclusive of this Complaint, and incorporates them as though fully set forth herein.
- 29. PLAINTIFF provided valuable services which constitute maritime "necessaries under the Commercial Instruments and Federal Maritime Lien Act (46 U.S.C. section 31301, et seq.) to the DEFENDANT VESSEL, for her benefit.
- 30. These maritime "necessaries" were accepted by the DEFENDANT VESSEL and enjoyed by her.
- 31. PLAINTIFF had and has a rightful expectation of payment for these maritime services, but not been paid for them.
- 32. Under the circumstances presented, not requiring payment for these services would result in the unjust enrichment of Defendants.
- 33. As a consequence of the foregoing, PLAINTIFF has been damaged, through the date of this Verified Complaint, in a sum of not less than \$1,800.00, plus prejudgment interest, plus costs of suit (including attorneys' fees), no part of which has been paid by the DEFENDANT VESSEL, her owner or any other person.

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WHEREFORE, plaintiff prays:

- 1. That process in due form of law pursuant to this Court's Admiralty and Maritime Jurisdiction issue *in rem* against the DEFENDANT VESSEL, her rigging, tackle, apparel, furniture, engines, bunkers, and all other necessaries thereunto appertaining and belonging, and that all persons claiming any interest in the DEFENDANT VESSEL be cited to appear and answer this Verified *in rem* Complaint;
- 2. That PLAINTIFF's maritime lien be declared to be valid and subsisting in an amount not less than \$1,800.00, plus \$66.00 per day from September 17, 2007 until the date of the arrest of the DEFENDANT VESSEL, plus accrued interest and recoverable costs of suit, and that such lien is prior and superior to the interest, maritime and non-maritime liens or claims of any and all persons, firms or corporations whatsoever;
- 3. That judgment be entered against the DEFENDANT VESSEL, *in rem*, for PLAINTIFF's damages in a sum not less than \$1,800.00, plus \$66.00 per day from the date of this Verified Complaint until the date of the arrest of the DEFENDANT VESSEL together with interest thereon, and costs of suit herein, including attorneys' fees, and together with all other amounts which have been or are required to be disbursed by PLAINTIFF for the care, insuring, preservation, storage and mooring of the DEFENDANT VESSEL, and all other advances, expenses, fees. costs and disbursements by PLAINTIFF, together with post-judgment interest at the maximum statutory rate.
- 4. That the judgment include, additional to the above damages, punitive damages in a sum sufficient to punish the DEFENDANT VESSEL for her the fraud in the inducement and other outrageous conduct she, through her actual and apparent owner, perpetrated on the PLAINTIFF.
- 5. That DEFENDANT VESSEL, her rigging tackle, apparel, furniture, and all other necessaries thereunto appertaining and belonging be condemned and sold to pay the demands and claims of PLAINTIFF, with interest and costs, and that PLAINTIFF may become a purchaser permitted to credit bid at any sale of the DEFENDANT VESSEL any amounts adjudged to be owing to PLAINTIFF;

That, in the event a bond or other acceptable security is posted with the Registry of

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Marshal to be removed from PLAINTIFF's boatyard; 7. That it be decreed that any and all persons, firms or corporations claiming any interest in the DEFENDANT VESSEL are forever barred and foreclosed of and from all right or equity of redemption or claim of, in, or to the DEFENDANT VESSEL and every part thereof; That PLAINTIFF have such other and further relief in justice it may be entitled to 8.

the Court to effect the release of the DEFENDANT VESSEL as permitted by the Supplemental

Admiralty Rules (F.R.C.P.), an Order issue requiring her immediately upon release by the U.S.

October 17, 2007

receive.

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Respectfully submitted,

WEISS & JONES, L.L.P.

Weiss, Esq.

Attorney for Plaintiff Shelter Island Yachtways, Ltd. dba Shelter Island Boatyard

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VERIFICATION

I, ROY HOBBS, declare under penalty of perjury under the laws of the United States and the State of California as follows:

- 1. I, the undersigned, am PLAINTIFF's Controller.
- 2. I certify I have read the foregoing Verified Complaint and know its contents.
- 2. The matters stated in the Verified Complaint are true of my own knowledge and belief except as to those matters stated on information and belief, and as to those matters, I believe them to be true.

Executed this & day of October, 2007 at San Diego, California.

Roy Hobbs

VERIFIED COMPLAINT FOR VESSEL ARREST, INTERLOCUTORY SALE AND FOR MONEY DAMAGES FOR TRESPASS, FRAUD IN INDUCEMENT, BREACH OF IMPLIED MARITIME CONTRACT. QUANTUM MERUIT

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DECLARATION OF SERVICE

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(Rev. 07/89)

CIVIL COVER SHEET

The JS-44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON THE SECOND PAGE OF THIS FORM.)

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(c) ATTORNEYS (FIRM NAM	IE, ADDRESS, AND TELEPH	IONE NUMBER)	ATTORNEYS (IF KNOWN)							
Philip E. Weiss	, Esq.	•	1							
Weiss & Jones						_				
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Philip E. Weiss

UNITED STATES DISTRICT COURT

SOUTHERN DISTRICT OF CALIFORNIA SAN DIEGO DIVISION

143641 - KD

October 17, 2007 16:00:25

Civ Fil Non-Pris

USA0 #.: 07CV2015 Judge..: DANA M SABRAW

Amount.:

\$350.00 CK

Check#.: BC 00043094

Total-> \$350.00

FROM: CIVIL FILING

SHELTER ISLAND YACHTWAYS, LTD.

M/Y SUNDANCE, ET AL